

Aug 23 80-10-A 305 **PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

or we, Jon Kurt Eikenberg, legal owner of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof (103.3)

hereby petition for a Variance from Section 1A04.3.B.3 (1A00.3.B.3) to permit rear yard setback of 30' in lieu of the required 50' from the interior lot line.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons (indicate hardship or practical difficulty):

1. The subject site, lot 35 of section 3 Saganore Forest, is bounded on three (3) sides by public roadways, namely, Saganore Forest Lane, Bond Avenue & St. Paul Avenue. Bond Avenue and Saganore Forest Lane carry heavy peak hour traffic which generates substantial noise and air pollution. The residence has been sited and designed to mitigate as is possible the detrimental effects of those factors on the health and welfare of the occupants. It is not possible to site the residence parallel to St. Paul due to an approximately four (4) foot embankment down from this road to the building site. This feature would prevent proper drainage from the front of the house.
2. The house as designed will not fit bldg. lines when facing St. Paul Avenue. Property is to be posted and advertised as prescribed by Zoning Regulations. Paul Avenue. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

DATE July 24, 1979
N/A
Contract purchaser Jon Kurt Eikenberg
Address 10704 Cardington Way - 204
Cockeysville, Md. 21030
Petitioner's Attorney John W. Hession, III
Phone: Home 628-1164
Office 666-3100
23rd

ORDERED By The Zoning Commissioner of Baltimore County, this 23rd day of May, 1979, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the 17th day of July, 1979, at 9:30 o'clock A.M.

William E. Hammond
Zoning Commissioner of Baltimore County.

(over)

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
NW corner of Bond Ave. & Saganore Forest Lane, 4th District : OF BALTIMORE COUNTY
JON KURT EIKENBERG, Petitioner : Case No. 80-10-A

ORDER TO ENTER APPEARANCE

Mr. Commissioners:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman John W. Hession, III
Peter Max Zimmerman John W. Hession, III
Deputy People's Counsel People's Counsel for Baltimore County
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY THAT on this 5th day of July, 1979, a copy of the foregoing Order was mailed to Mr. Jon Kurt Eikenberg, 10704 Cardington Way - 204, Cockeysville, Maryland 21030, Petitioner.

John W. Hession, III
John W. Hession, III

July 24, 1979

Mr. Jon Kurt Eikenberg
10704 Cardington Way, Apt. 204
Cockeysville, Maryland 21030

RE: Petition for Variance
NW/corner of Bond Avenue and
Saganore Forest Lane - 4th
Election District
Jon Kurt Eikenberg - Petitioner
NO. 80-10-A (Item No. 205)

Dear Mr. Eikenberg:

I have this date passed my Order in the above referenced matter in accordance with the attached.

Very truly yours,

William E. Hammond
William E. Hammond
Zoning Commissioner

WEH/srl

Attachments

cc: John W. Hession, III, Esquire
People's Counsel

Surveyors Description

Being located on the Northwest corner of Bond Avenue and Saganore Forest Lane. Known as lot # 35, Section 3 as shown on plat of "Saganore Forest" recorded in the Land Records of Baltimore County in Plat Book 39, Folio 74.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond
Zoning Commissioner
TO: Zoning Commissioner Date July 9, 1979
FROM: Norman E. Gerber, Acting Director
Office of Planning and Zoning
SUBJECT: Item 205
Petition #80-10-A. Petition for Variance for rear yard setback
Northwest corner of Bond Avenue and Saganore Forest Lane
Petitioner - Jon Kurt Eikenberg
4th District

HEARING: Tuesday, July 17, 1979 (9:30 A.M.)

There are no comprehensive planning factors requiring comment on this petition.

Norman E. Gerber
Norman E. Gerber, Acting Director
Office of Planning and Zoning

MEG:JGH:rw

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Mr. Jon Kurt Eikenberg
10704 Cardington Way - Apt. 204
Cockeysville, Maryland 21030

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 23rd day of May, 1979.

William E. Hammond
William E. Hammond
Zoning Commissioner

Petitioner Jon Kurt Eikenberg
Petitioner's Attorney

Reviewed by Nicholas B. Commodari
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 6, 1979

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

ofo
Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Mr. Jon Kurt Eikenberg
10704 Cardington Way - Apt. 204
Cockeysville, Maryland 21030

RE: Item No. 205
Petitioner - Jon Kurt Eikenberg
Variance Petition

Dear Mr. Eikenberg:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the Committee to this office. The remaining members felt that no comment was warranted. This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30 nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,
Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NEC:m
Enclosures

NOV 05 1979

ORDER RECEIVED FOR FILING
DATE 7/14/79 BY [Signature]

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s), the Variance(s) should be had; and it further appears that the granting of the Variance requested will not adversely affect the health, safety, and general welfare of the community, and, therefore, the Variance should be granted.

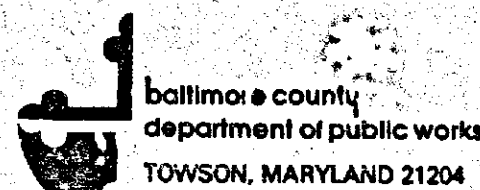
IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 24th day of July, 1979, that the herein Petition for Variance to permit a rear yard setback of thirty feet in lieu of the required fifty feet from the interior lot line should be and the same is GRANTED, from and after the date of this Order, Subject to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

[Signature]
Zoning Commissioner of
Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of failure to show practical difficulty and/or unreasonable hardship, the Variance(s) should not be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for the Variance(s) to permit

Zoning Commissioner of Baltimore County



THORNTON M. MOURING, P.E.
DIRECTOR

May 23, 1979

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #205 (1978-1979)
Property Owner: Jon K. Eikenberg
N/W cor. Bond Ave. & Sagamore Forest La.
Existing Zoning: R.C. 5
Proposed Zoning: Variance to permit an interior setback of 30' in lieu of the required 50'.
Acres: 1.168 District: 4th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Baltimore County highway and utility improvements are not directly involved and are secured by Public Works Agreement #47603, executed in conjunction with the development of "Sagamore Forest - Sections Three and Five", of which this property is Lot 35, Section Three, Sagamore Forest, recorded E.H.K., Jr. 39, Folio 74.

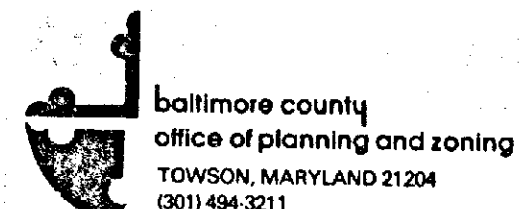
This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #205 (1978-1979).

Very truly yours,
[Signature]
ELISWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:EAM:FWR:ss

cc: H. Shalowitz

W-SW Key Sheet
63 NW 35 Pos. Sheet
NW 16 1 Topo
49 Tax Map



LESLIE H. GRAFF
DIRECTOR

July 6, 1979

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #205. Zoning Advisory Committee Meeting, April 10, 1979, are as follows:

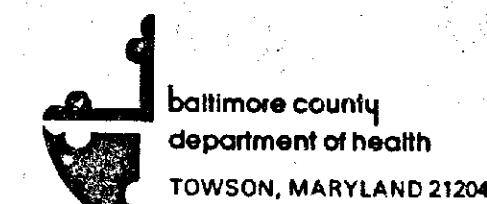
Property Owner: Jon K. Eidenberg
Location: NW/C Bond Ave. & Sagamore Forest Lane
Existing Zoning: R.C. 5
Proposed Zoning: Variance to permit an interior setback of 30' in lieu of the required 50'.
Acres: 1.168
District: 4th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

[Signature]
John L. Wimbley
Planner III
Current Planning and Development



DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

June 6, 1979

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

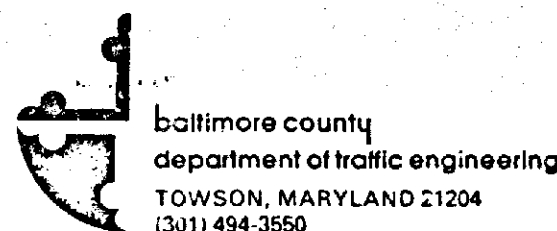
Comments on Item # 205, Zoning Advisory Committee meeting of April 10, 1979, are as follows:

Property Owner: Jon K. Eikenberg
Location: NW/C Bond Ave. & Sagamore Forest La.
Existing Zoning: R.C. 5
Proposed Zoning: Variance to permit an interior setback of 30' in lieu of the required 50'.
Acres: 1.168
District: 4

Metropolitan water is available and a private sewage disposal system is proposed. The original soil percolation tests are valid until July 24, 1979. If application for a building permit has not been made by this date, additional soil percolation tests will be required.

Very truly yours,
[Signature]
Ian J. Forrester, Director
BUREAU OF ENVIRONMENTAL SERVICES

LJF/JRP:ph6



STEPHEN E. COLLINS
DIRECTOR

May 2, 1979

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

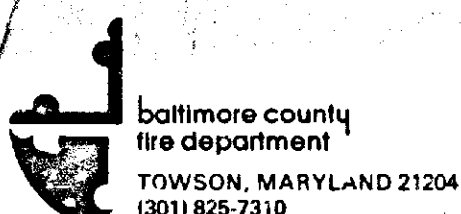
Dear Mr. DiNenna:

The Department of Traffic Engineering has no comments on Items 205, 206, 208, 209, 210, and 211 of the Zoning Advisory Committee Meeting of April 10, 1979.

Very truly yours,

[Signature]
Michael S. Flanigan
Engineer Associate II

NSP/hmd



Paul H. Reincke
CHIEF

May 21, 1979

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: N. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Jon K. Eikenberg

Location: NW/C Bond Ave. & Sagamore Forest La.

Item No. 205 Zoning Agenda Meeting of 4/10/79

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle load and condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.

(x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1975 Edition prior to occupancy.

() 6. Site plans are approved as drawn.

() 7. The Fire Prevention Bureau has no comments, at this time.

Noted and Approved: [Signature]
Planning Group First Prevention Bureau
Special Inspection Division

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Nick Date: April 25, 1979
FROM: Ted Burnham
SUBJECT: Zoning Committee Meeting 4-10-79
ITEM NO. 205 Standard Comments - no problem with requested variance.
ITEM NO. 206 See comments
ITEM NO. 207 See comments
ITEM NO. 208 No problems - Standard comments only.
ITEM NO. 209 See comments
ITEM NO. 210 See comments
ITEM NO. 211 See comments

[Signature]
Ted Burnham, Chief
Plans Review

TB:rrj

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: April 17, 1979

Mr. S. Eric DiNenna
Zoning Commissioner
Baltimore County Office Building
Towson, Maryland 21204

Z.A.C. Meeting of: April 10, 1979

RE: Item No: 205, 206, 207, 208, 209, 210, 211
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. DiNenna:

All of the above have no bearing on student population.

Very truly yours,

[Signature]
W. Nick Petrovich,
Field Representative

NSP/bp

JOSEPH M. MCGOWAN, President
T. BAYARD WILLIAMS, JR., Vice President
MARCUS M. ROTZARS

THOMAS H. ROYER
MRS. LORRAINE F. CHURCH
ROGER B. HAYDEN
ROBERT V. GUBEL, Superintendent

ALVIN LORECK
MRS. MILTON R. SMITH, JR.
RICHARD W. TRACEY, D.V.M.

NOV 05 1979

PETITION FOR VARIANCE
4th DISTRICT

ZONING: Petition for Variance for rear yard setback.

LOCATION: Northwest corner of Bond Avenue and Sagamore Forest Lane.

DATE & TIME: Tuesday, July 17, 1979 at 9:30 A.M.

PUBLIC HEARING: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit a rear yard setback of 30 feet in lieu of the required 50 feet from the interior lot line.

The Zoning Regulation to be accepted as follows:

Section 1404.3 B.4 - rear yard setback.

All that parcel of land in the Fourth District of Baltimore County being located on the Northwest corner of Bond Avenue and Sagamore Forest Lane, known as lot No. 55, Section 3 as shown on plat of "Sagamore Forest" recorded in the Land Records of Baltimore County in Plat Book 55, Folio 74.

Being the property of Jon Kurt Eikenberg, as shown on plat plan filed with the Zoning Department.

Hearing Date: Tuesday, July 17, 1979 at 9:30 A.M.

Public Hearing: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

By Order of:

WILLIAM E. HAMMOND,
Zoning Commissioner
of Baltimore County
June 28, 1979.

CERTIFICATE OF PUBLICATION

TOWSON, MD., June 28, 1979

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once a week or one time successive weeks before the 17th day of July, 1979, the 28th day of June, 1979, appearing on the 28th day of June, 1979.

THE JEFFERSONIAN
L. Frank Smith
Manager.

Cost of Advertisement, \$

PETITION FOR VARIANCE
4th District

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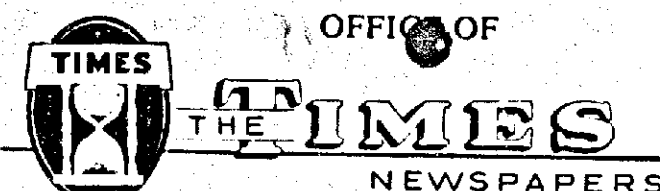
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Hearing Date: Tuesday, July 17, 1979 at 9:30 A.M.

Public Hearing: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

By Order of:

WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Comm. June 28, 1979.



TOWSON, MD. 21204 June 28 1979

THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR VARIANCE - Jon Kurt Eikenberg

was inserted in the following:

- ☐ Catonsville Times
- ☐ Dundalk Times
- ☐ Essex Times
- ☐ Suburban Times East
- ☐ Towson Times
- ☐ Arbutus Times
- ☒ Community Times
- ☐ Suburban Times West

weekly newspapers published in Baltimore, County, Maryland, once a week for one successive weeks before the 29th day of June 1979, that is to say, the same was inserted in the issues of June 28, 1979.

STROMBERG PUBLICATIONS, INC.

BY *Erica Bunge*

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <i>GLP</i>										
Previous case: <i>None</i>										
Revised Plans: Change in outline or description										

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 4th Date of Posting JUNE 29, 1979

Posted for: PETITION FOR VARIANCE

Petitioner: JON KURT EIKENBERG

Location of property: N/W CORNER BOND AVE. & SAGAMORE FOREST LANE

Location of Signs: S/W COR. ST. PAUL AVE. & SAGAMORE FOREST LANE

Remarks: _____

Posted by Thomas R. Pralant Date of return: July

1-SIGN

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received * this 29th day of March 1979. Filing Fee \$ 25.00. Received ☒ Check ☐ Cash ☐ Other

S. Eric DiNenna
S. Eric DiNenna,
Zoning Commissioner

Petitioner: Jon Kurt Eikenberg submitted by _____

Petitioner's Attorney: None Reviewed by GLP

* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT

No. 78791

DATE July 16, 1979 ACCOUNT #01-662

AMOUNT \$37.90

RECEIVED FROM: Jon K. Eikenberg

FOR: Advertising and Posting of Case #80-10-A

864 JUL 17

37.90 MSC

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT

No. 78732

DATE June 18, 1979 ACCOUNT 01-662

AMOUNT \$25.00

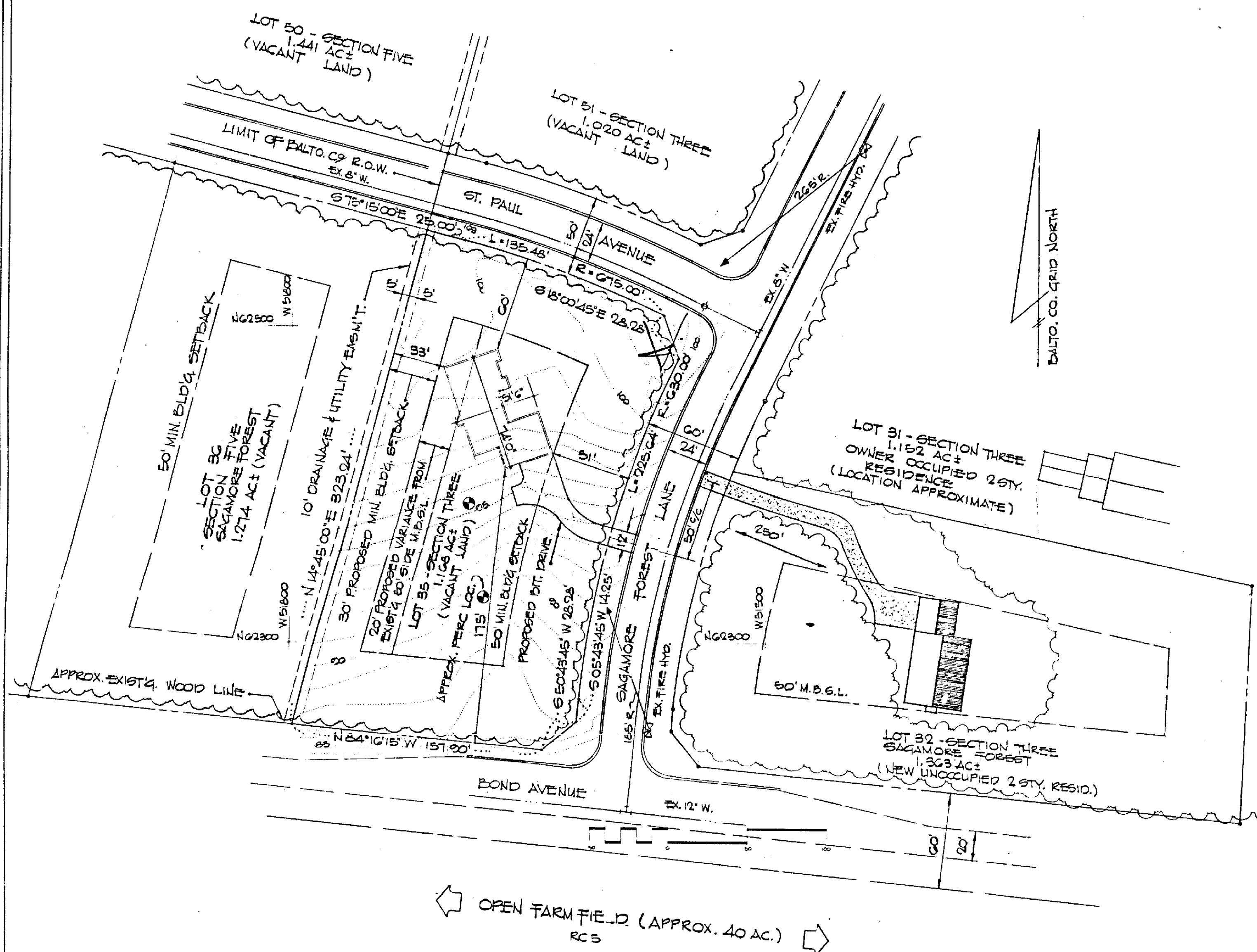
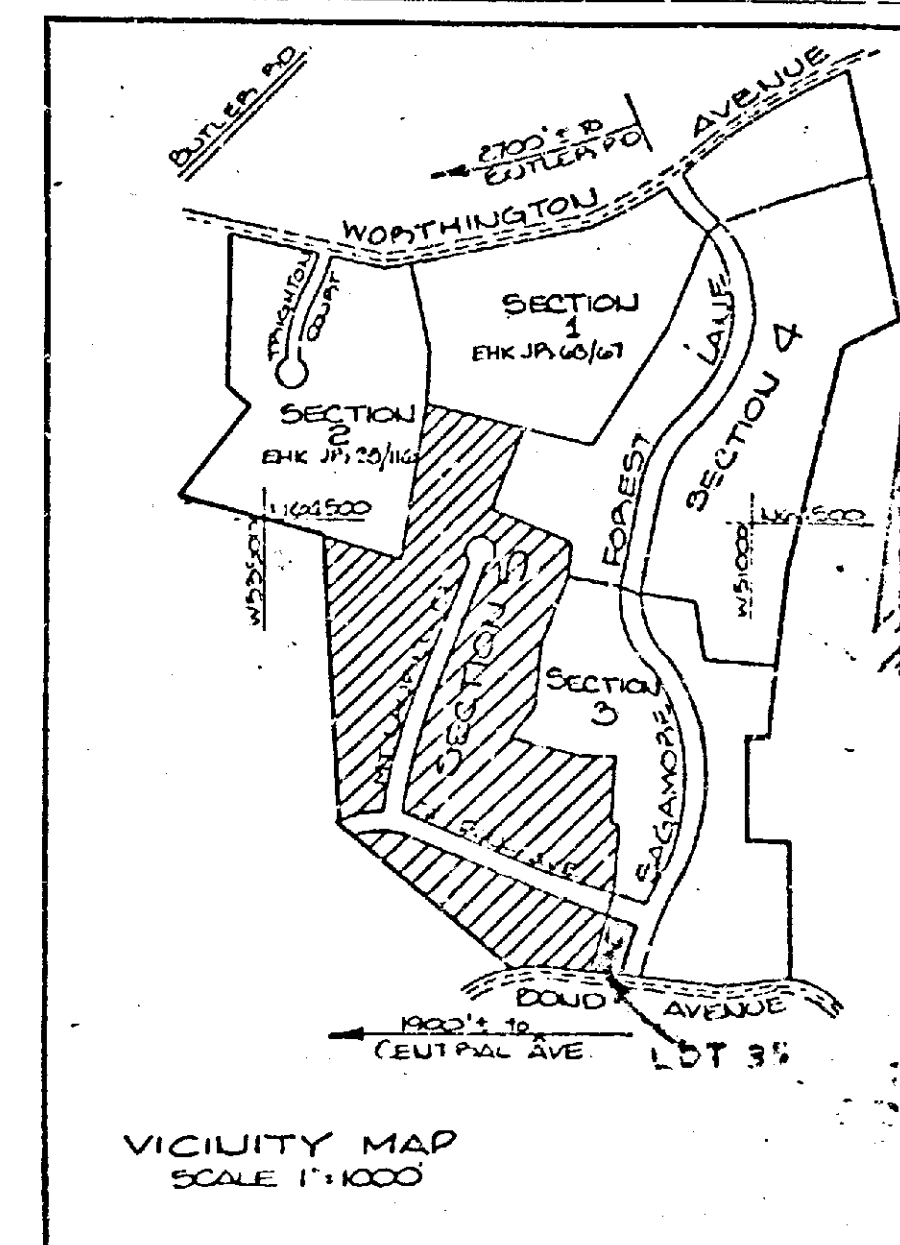
RECEIVED FROM: Jon K. Eikenberg

FOR: Filing Fee for Case No. 80-10-A

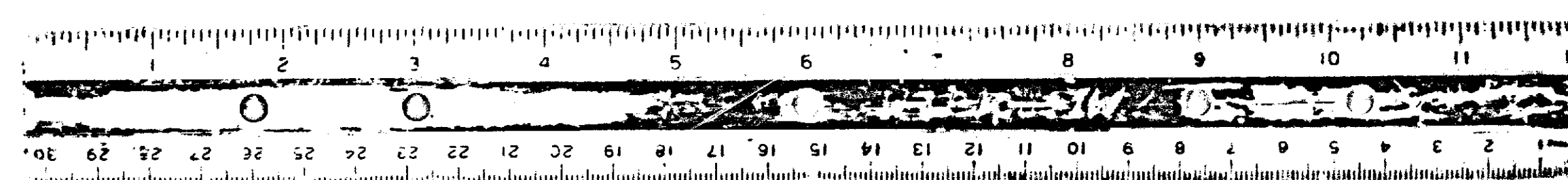
864 JUN 19

25.00 MSC

VALIDATION OR SIGNATURE OF CASHIER



VARIANCE PLAT
SCALE 1" = 50'

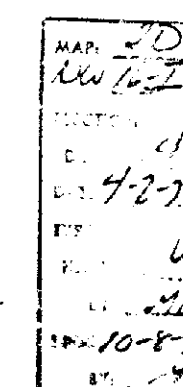


GENERAL NOTES -

1. SECTIONS THREE & FIVE OF "SAGAMORE FOREST" ORIGINALLY ZONED - RDP AS RECORDED IN EHLR, 30 FOLIO 74 AND EHLR, 30 FOLIO 142.
2. ROAD RIGHTS-OF-WAY SHOWN HEREON ARE TO BALTIMORE COUNTY UNLESS OTHERWISE LIMITED BY NOTE OR DEED.
3. ALL ROADS SHOWN ARE BITUMINOUS SURFACE. ROADS WITHIN "SAGAMORE FOREST" ARE BITUMINOUS CURED.
4. PUBLIC WATER AVAILABLE IN SAGAMORE FOREST LANE. SANITARY SEWER NOT AVAILABLE - LOT 30 "PERC" TESTED FOR SEPTIC TANK WITH LEACHING PITS.
5. TOPOGRAPHY SHOWN FIELD RUN 14 MARCH 1979 WITH ASSUMED TBM EL. 100.00 (WATER VALVE VAULT COVER CENTER) CONTOUR INTERVAL = 1.00 FT.
6. COORDINATES & BEARINGS SHOWN HEREON ARE REFERRED TO B.C.M.D. TRAVERSE STATIONS X-0720 & X-0720.
7. LOT 30 SECTION THREE RECORDED DATE: 15 APRIL 1979
8. DISTANCE TO NEAREST SCHOOL OR CHURCH = 1 MILE +

PARCEL VARIANCE NOTES -

1. EXISTING USE - VACANT BUILDING LOT
PROPOSED USE - DETACHED SINGLE FAMILY RESIDENCE OF 1 1/2 STORIES WOOD FRAMED STRUCTURE WITH ALL CURRENTLY PERMITTED USES.
2. PROPOSED PARKING - 2 CAR GARAGE WITH ACCESSORY 22' BY 24' BITUMINOUS APRON AND DRIVE.
3. VARIANCE REQUESTED - REDUCTION OF 50' M.D.S.L. TO 30' FOR INTERIOR LOT LINE (WEST LINE OF PARCEL.)



Don Kurt Ekenberg
27 March 1979

OWNER/PETITIONER
MR. DON KURT EKENBERG
10704 CARDINGTON WAY APT. 204
COCKEYVILLE, MARYLAND 21030
301-628-1164 HOME
301-666-3100 OFFICE

PLAT FOR VARIANCE PETITION
LOT 30 SECTION THREE
SAGAMORE FOREST
12500 SAGAMORE FOREST LANE
4TH ELECTION DISTRICT
27 MARCH 1979